

DRAFT SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/30
INFORMATION NOTE AND HEARING ARRANGEMENT
FOR CONSIDERATION OF REPRESENTATION AND COMMENT

1. Introduction

- 1.1 On 20.8.2021, the draft Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/30 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve rezoning of a site at Chak On Road South abutting Nam Cheong Street from “Government, Institution or Community” (“G/IC”) and “Residential (Group A)” (“R(A)”) to “R(A)2” for public housing development (**Item A**). The Notes of the “R(A)” zone is revised to incorporate the development restrictions for the “R(A)2” sub-zone. The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex I** and the location of the amendment item is shown on **Plan P-1**.
- 1.2 During the two-month exhibition period, one representation was received. On 10.12.2021, the representation was published for three weeks for public comments. Upon expiry of the public inspection period on 31.12.2021, one comment was received which is also submitted by the same representer.
- 1.3 The list of representer and commenter, and the summaries of representation and comment are shown in **Annexes II, III and IV** respectively for Members’ reference. The location of representation site is shown on **Plan P-2**.

2. The Representation and Comments

- 2.1 The representation (**R1**) submitted by an individual opposes Item A, mainly on the grounds that the site is unsuitable for residential or community uses; and there are concerns on the design of the proposed development and concerns on pollution and road safety arising from the reprovisioning of the Driving Test Centre at the Site.
- 2.2 One comment (**C1**) submitted by **R1** expresses concerns on inadequate public consultation on the amendments to the OZP.

3. Arrangement for Consideration of Representation and Comment

- 3.1 Under section 2A of the Ordinance, the Town Planning Board (the Board) is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, proposed amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments

upon consideration of any adverse further representations. Since only one representation and one comment were received from the same individual, it would be more efficient for the full Board to hear the representation and comment without resorting to the appointment of a RHC. The hearing could be accommodated in the Board's regular meeting and a separate hearing session would not be necessary. The arrangement would not delay the completion of the representation consideration process.

- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. As R1 and C1 involve the same individual, they should be heard together. To ensure efficiency of the hearing, it is recommended to allot a maximum 10 minutes presentation time to each representer/commenter/their representative in the hearing session.
- 3.3 Consideration of the representation and comment by the full Board under section 6B of the Ordinance is tentatively scheduled for April/May 2022.

4. Decision Sought

The Board is invited to consider whether to appoint a RHC for consideration of the representation and comment; and whether the representation and comment should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

Annex I	Schedule of Amendments to the Approved Shek Kip Mei OZP No. S/K4/29
Annex II	List of Representation and Comment
Annex III	Summary of Representation
Annex IV	Summary of Comment
Plan P-1	Location of Amendment Item
Plan P-2	Location of Representation Site